

West End Historic District LCI Implementation Phase A (Zoning)

SPI Zoning Requirements

Last Updated: 9/10/03

#	Category	Requirement	Source	Subarea(s)	Issues/History
AD-2	Administrative: Special Administrative Permits	Be consistent with base zoning districts.	BOP Proposed 9/9	All	
AD-3	Administrative: Special Use Permits	Be consistent with base zoning districts.	BOP Proposed 9/9	All	
BC-1	Maximum Building Coverage	Be consistent with base zoning districts.	BOP Proposed 9/9	All	
BL-1	Bulk Limitations	Be consistent with base zoning districts.	BOP Proposed 9/9	All	
DC-1	Development Controls: Connectivity Incentive	Use open space requirements to encourage new streets, connectivity and on-street parking	BOP Proposed 9/9	All exc. SLSF	
DC-2	Development Controls: Connectivity Incentive	...provide enhanced opportunities for connectivity.	Plan, p. 21	All	
DC-3	Development Controls: New Streets Incentive	Use open space requirements to encourage new streets, connectivity and on-street parking.	BOP Proposed 9/9	All exc. SLSF	
DC-4	Development Controls: On- street Parking Incentive	Use open space requirements to encourage new streets, connectivity and on-street parking	BOP Proposed 9/9	All exc. SLSF	
DC-5	Development Controls: Connectivity Incentive	...reconstitute the block and street network...	Plan, p. 29	All	
OL-1	Other Lighting	Lighting should be prohibited from spilling into residential areas.	BOP Proposed 9/9	All	
OS-3	Open Space	Use open space requirements to encourage new streets, connectivity and on-street parking	BOP Proposed 9/9	All exc. SLSF	
P-1	Parking and	Mixed-use development could provide	Plan, p. 25	All, exc. Medium and Low	

	Curb Cuts	structured parking facilities which will allow shared parking agreements with existing retail tenants while providing adequate parking for new residents and retail development.		Density Res., Smaller Lot Single Family	
P-2	Parking and Curb Cuts	...within this area, parking is primarily located behind or to the side of buildings	Plan, p. 26	All	
P-3	Parking and Curb Cuts	Allow and encourage shared driveways for adjacent developments.	BOP Proposed 9/9	All exc. SLSF	
P-4	Parking and Curb Cuts	On-site requirements should be consistent with Quality of Life zoning districts.	BOP Proposed 9/9	All exc. SLSF	
P-5	Parking and Curb Cuts	...existing parking areas could be improved through the installation of new landscaping adjacent to the sidewalk.	Plan, p. 28		
P-6	Parking and Curb Cuts	On-street parking options to buffer pedestrians from traffic could...be provided.	Plan, p. 28	All	
P-7	Parking and Curb Cuts	Coordinate parking in between buildings, in the center of commercial lots.	Plan, p. 38	Commercial Core, Neighborhood Commercial	
P-8	Parking and Curb Cuts	Structured parking as a long term use included in mixed-use development proposals.	Plan, p. 38	High Density Commercial/Office Commercial Core, Neighborhood Commercial	
PU-1	Permitted Uses	The West End commercial node provides opportunity for large projects as well as smaller, in-fill development.	Plan, p. 21	All	
PU-2	Permitted Uses	The MARTA site could incorporate a...signature office building which would serve as an important landmark while meeting pent up office demand.	Plan, p. 21	High Density Commercial/Office	
PU-3	Permitted Uses	Opportunities exist for housing above retail at the Mall West End/Sears superblock site.	Plan, p. 37	Commercial Core, Village Center Residential	
PU-4	Permitted Uses	Concentration of new multi-family between York, Lee, Ashby, as new multi-story units above retail.	Plan, p. 37	Medium Density Residential	
PU-5	Permitted Uses	Concentration of infill multi-family development at Lee and West Whitehall as part of the Lee Street Corridor.	Plan, p. 37	Low Density Residential	
PU-6	Permitted Uses	Loft housing and office in infill mixed-use development east of rail lines, along Murphy Street provides a link to the	Plan, p. 37	Neighborhood Commercial	

		emerging loft corridor along Murphy Street			
PU-7	Permitted Uses	...major concentration of retail and housing linked by the pedestrian circuit.	Plan, p. 37	Commercial Core	
PU-8	Permitted Uses	...office and housing with limited retail, serving primarily local users, as neighborhood commercial services, avoiding competition with the established retail core.	Plan, p. 37	Neighborhood Commercial	
PU-9	Permitted Uses	Concentration of office uses at north end of [MARTA] station.	Plan, p. 38	High Density Commercial/Office	
PU-10	Permitted Uses	Promote concentration of multifamily housing on Murphy Avenue, south of Lillian	Plan, p. 42		
PU-11	Permitted Uses	Redevelop Candler Warehouse site into a mixed-use development.	Plan, p. 42		
PU-15	Permitted Uses	Disallow drive-throughs and require gas stations to put gas convenience store at sidewalk in front of pumps.	BOP Proposed 9/9	All	Restrictions on drive-throughs were also requested by Karl Barnes on 8/27.
PU-16	Permitted Uses	Allow a maximum of 5% of building space in street front buildings to be used for non-residential uses, on ground level only.	BOP Proposed 9/9	Village Center Residential, Medium Density Residential	
RBS-1	Relationship of Buildings to the Street	...encourage pedestrian activity and create a pleasant environment. Along RDA, pedestrian-scale buildings should come up to the sidewalk and frame the street.	Plan, p. 26		
RBS-2	Relationship of Buildings to the Street	The Mall's...façade along RDA could be renovated to include storefronts that relate to the street.	Plan, p. 26	Storefront Streets	
RBS-3	Relationship of Buildings to the Street	In front of existing buildings with large setbacks landscaping or outdoor dining could be developed on land currently devoted to parking.	Plan, p. 28	All, except SLSF	
RBS-4	Relationship of Buildings to the Street	...new zoning could be developed to require buildings to come to the sidewalk, provide windows and storefronts, and enrich the historic form already present in the West End.	Plan, p. 28-29.		
SET-1	Side/Rear Yard Setbacks	Be consistent with base zoning districts.	BOP Proposed 9/9	All	
SD-1	Sidewalks	...provide the opportunity for widening	Plan, p. 27	All	

		sidewalks, planting trees and other design improvements...			
SL-1	Street Lighting	Require adequate pedestrian-scale lighting: max 40' apart, spaced between street trees.	BOP Proposed 9/9	All	Require "Atlanta" lights, with adequate spacing?
SL-2	Street Lighting	A quality pedestrian lighting system...throughout the West End is needed. Adding more of the "Atlanta" lights...could...achieve this.	Plan, p. 28	All	
SS-1	Storefront Streets	...articulated facades with windows and differing styles should create visual interest, particularly along...RDA.	Plan, p. 27	Storefront streets	
SS-2	Storefront Streets	Designate Storefront Streets.	BOP Proposed 9/9		
ST-1	Street Trees	Require street trees to be planted maximum 40' apart, between the sidewalk and the street. Require a minimum planting area of 16 sf.	BOP Proposed 9/9	All	
ST-2	Street Trees	Street trees of varying species could be planted...and could be placed in a tree planting zone.	Plan, p. 28	All	
TU-1	Transitional Uses and Yards	Ensure that adequate buffers exist between Mixed Use/Commercial, and Residential areas. Require a "transitional height plane" when adjacent to single-family residential areas.	BOP Proposed 9/9	All exc. SLSF	